

New Fairfield Zoning Board of Appeals New Fairfield, Connecticut

MINUTES December 15, 2022

The New Fairfield Zoning Board of Appeals (ZBA) held a public hearing followed by a business session at 7:00 p.m. on Thursday, December 15, 2022, **via Zoom Web Conference (Meeting ID: 927 1387 0450)**. Secretary Joanne Brown took the Minutes.

ZBA Members in attendance: Joe DePaul, Chairman; John Apple, Vice Chairman; Ann Brown and alternate Bob Jano

ZBA Members not in attendance: John McCartney; Christine Garabo and Alternate Peter Hearty

Town Officials in attendance: Evan White

Chairman Joe DePaul called the meeting to order at 7:00 p.m. Assistant Broadcast Coordinator, Eric Muhlenberg, from the Town of New Fairfield, gave an overview of how the Zoom Web Conference would proceed. Secretary Joanne Brown read the agenda. John Apple made a motion to adopt the agenda, duly 2nd, approved 4-0.

Continued Application # 46-22: Town of New Fairfield, 4 Brush Hill Road, for variances to Zoning Regulations 3.0.4A,B,D,E,F&G Minor Accessory Building and Structures, Side Setback to 1' for the purpose of constructing a 20'x20' storage shed. Zoning District: B/C; Map: 24; Block: 18; Lot: 2-4.

Kevin Hearty returned to the board after considering the board's suggestion to move the shed behind the bleachers by the evergreen trees which would not be visible from the Town Hall Parking lot. Joe DePaul noted that a 20'x20' shed was quite large and suggested a smaller shed. Joe DePaul suggested that the shed be placed in front of the evergreens and additional evergreens be planted on either side. The siding should match the siding of Town Hall, the Library and surrounding buildings which would make it less obtrusive. Bob Jano stated that he was concerned that every team will now want a shed. A brief discussion ensued. The board requested color photos of the proposed shed. The application was continued so the applicant could obtain photos and exact measurements of the shed. John Apple made a motion to continue Application # 46-22, duly 2nd, approved 4-0. Application continued.

Continued Application # 48-22: Sandvik, 10 Meadoway, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 24.4', 3.2.6B Side Setbacks to 23.1' and 18.8', 3.2.6C Rear Setback to 41.5', 3.2.11, 7.1.1.2 and 7.2.3A,B&E for the purpose of constructing a vertical expansion. Zoning District: R-44; Map: 45; Block: 4; Lot: 24.

David Sandvik returned to the board. The application was continued so that the surrounding neighbors could be notified and have a chance to voice their concerns. Joe DePaul asked the public for comment. None given. The application did not increase nonconformity. A brief discussion ensued over setbacks. The board did not have an issue with the vertical expansion since it was keeping the same footprint and not increasing nonconformity. The board entered into the Business Session. Joe DePaul made a motion to grant a front setback to 24.4', side setbacks to 23.1' and 18.8' and a rear setback to 41.5' to allow construction of a vertical expansion per the plans as submitted; the hardship being the size and shape of the lot, duly 2nd, approved 4-0. Variance granted.

While in the Business Session, John Apple made a motion to accept the minutes as presented, duly 2nd, approved 3-0-1, Bob Jano abstaining.

Continued Application # 49-22: Sandler, 59 Sail Harbour Drive, for variances to Zoning Regulations 3.2.6C Rear Setback to 36.1' for the purpose of constructing a vertical expansion and deck addition. Zoning District: R-44; Map: 3; Block: 3; Lot: 13.

Brad DeMotte returned to the board with a revised proposal to remove and replace an existing deck. The existing deck is 4.5' closer to the 440 line than the regulations allow. The original proposal increased the size of the deck by 8' so that it is even closer to the 440 line. The revised proposal keeps the deck within one foot of the original setback. The applicant is also proposing an addition to the house which does not require any variances. Joe DePaul asked the public for comment. None given. The board entered into the Business Session. Ann Brown noted that the applicant did a good job reducing the size of the deck. Joe DePaul made a motion to grant a rear setback to 44.8' to allow a deck expansion per the plans as submitted and modified; the hardship being the size, shape and topography of the lot, duly 2nd, approved 4-0. Variance granted.

Bob Jano made a motion to adjourn the meeting at 7:50 p.m., duly 2nd, approved 4-0.